



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 2443

• House - Issigeac •



## DETAILS

**Land surface:** 40 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Wood

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** 1260

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

A rare opportunity to find an old house dating back to the 13th century forming part of the walls of a medieval walled village with a lot of potential for renovation. 130m<sup>2</sup> living space bedrooms; 4 bedrooms; Garden 45m<sup>2</sup>.

130 m<sup>2</sup> living

40 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

139 000 €

Agency fees: 6,9 % VAT included\*

Price without fees: 130 000 €

\*The agency fees are entirely at the cost of the purchaser





# Agence Immobilière Valadié

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## • Description ref n°2443 •

A rare opportunity to find an old house dating back to the 13th century part of the walls of a medieval walled village with a lot of potential for renovation into a lovely family home, holiday house or investment. Living area of 130m<sup>2</sup> with potential for expansion; with a barn of 40m<sup>2</sup>; outbuilding 8m<sup>2</sup>; cellar 18m<sup>2</sup> with a well and pump in running condition. The house comprises: Living room 20m<sup>2</sup>; Kitchen/dining Room 30 m<sup>2</sup> with storeroom 2m<sup>2</sup> Room I 22m<sup>2</sup>; Bathroom 4m<sup>2</sup>; Bedroom II 20m<sup>2</sup>; Room III 6m<sup>2</sup>; Room IV 12m<sup>2</sup>; 2 sheds of 4m<sup>2</sup> and 6m<sup>2</sup> fitted; Landing 10m<sup>2</sup>; Veranda 5m<sup>2</sup>; shower Room 2m<sup>2</sup>; outside Courtyard/garden of 45m<sup>2</sup>.

